



**TENEMENTS & CAR PARKING CALCULATION -**

**(A) RESIDENTIAL FOR BLOCK-1**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**(B) RESIDENTIAL FOR BLOCK-2**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**(C) RESIDENTIAL FOR BLOCK-3**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**(D) RESIDENTIAL FOR BLOCK-4**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**(E) RESIDENTIAL FOR BLOCK-5**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**(F) RESIDENTIAL FOR BLOCK-6**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**(G) RESIDENTIAL FOR BLOCK-7**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**(H) RESIDENTIAL FOR BLOCK-8**

TENEMENT	PROP. AREA TO BE USED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	TENEMENT RANGE
A	88.17	88.17	05-4	(05-08)
B	88.17	88.17	05-4	(05-08)
C	88.17	88.17	05-4	(05-08)
D	88.17	88.17	05-4	(05-08)
E	88.17	88.17	05-4	(05-08)
F	88.17	88.17	05-4	(05-08)

**LAND OF AJANTA MARBLES PVT. LTD. SPACE FOR S.W.M. 1.75M X 1M X 1M (D)**

**PLAN OF UNDER GROUND RAIN WATER HARVESTING TANK, CAP=30 CUM.**

**SECTION MM**

**PLAN OF UNDER GROUND RAIN WATER HARVESTING TANK, CAP=30 CUM.**

**SECTION NN**

**PLAN OF UNDER GROUND RAIN WATER HARVESTING TANK, CAP=30 CUM.**

**SECTION PP**

**1. APPROVED L.U.C. NO. -**

**1A. APPROVED SITE PLAN NO. -**

**2. LAND AREA AS PER DEED -** 30.00 M<sup>2</sup>

**3. LAND AREA AS PER SITE -** 15110.63 SQ.M

**4. NATURE OF USE -** MERCANTILE (G+V) & RESIDENTIAL (G+V)

**5. RESIDENTIAL -**

- a. PERMISSIBLE F.A.R. - 2.8
- b. 1ST, 5TH - RESIDENTIAL
- c. MERCANTILE -
- d. GROUND - DEPARTMENTAL STORE, PARKING & LOBBY
- e. FIRST FL - HALL
- f. SECOND FL - BANQUET HALL
- g. 3RD & 4TH FL - GUEST HOUSE

**6. HEIGHT OF BUILDING -** 18.50 M

**7. RESIDENTIAL -** 18.50 M

**8. PERMISSIBLE GROUND COVER/GE -** 50% - 7555.42 SQ.M

**9. PROPOSED GROUND COVERAGE -** 40.53% - 6124.43 SQ.M

**10. PERMISSIBLE F.A.R. -** 2.8

**11. PERMISSIBLE BUILT UP AREA -** 4210.32 SQ.M (EXCL. EXEMPTED AREAS GIVEN BELOW)

**12. PROPOSED BUILT UP AREA -** 35247.30 SQ.M (EXCL. EXEMPTED AREAS GIVEN BELOW)

**13. NO. OF TENEMENT -** 264

**14. SIZE OF TENEMENT -** (75-100) x 70 (100-100) SQ.M - 178 (ABOVE 120) SQ.M - 16

**15. REQUIRED CAR PARKING CALCULATION -**

- a. FOR RESIDENTIAL BLOCK - 128 NOS.
- b. FOR MERCANTILE BLOCK - 31 NOS.
- 1 CAR PARKING SPACE FOR EVERY 100 SQ.M OF COVERED AREA - (3549.55 - 421.95) / 100 = 30.78 - 31 NOS.

**16. TOTAL REQUIRED CAR PARKING -** 159 NOS.

**17. PROVIDED CAR PARKING -** 248

- a. OPEN - 19
- b. COVERED - 229

**18. PROPOSED AREA -**

- a. RESIDENTIAL BLOCK
- 1. BLOCK-1
- GROUND FLOOR
- TYPICAL FLOOR (1ST-5TH) = (561.46 X 5) SQ.M = 2807.30 SQ.M
- TOTAL FLOOR AREA = 3404.17 SQ.M
- 2. BLOCK-2
- GROUND FLOOR
- TYPICAL FLOOR (1ST-5TH) = (800.12 X 5) SQ.M = 4000.60 SQ.M
- TOTAL FLOOR AREA = 4308.87 SQ.M
- 3. BLOCK-3
- GROUND FLOOR
- TYPICAL FLOOR (1ST-5TH) = (800.12 X 5) SQ.M = 4000.60 SQ.M
- TOTAL FLOOR AREA = 4308.87 SQ.M
- 4. BLOCK-4
- GROUND FLOOR
- TYPICAL FLOOR (1ST-5TH) = (800.12 X 5) SQ.M = 4000.60 SQ.M
- TOTAL FLOOR AREA = 4308.87 SQ.M
- 5. BLOCK-5
- PUMP ROOM
- GROUND FLOOR
- TYPICAL FLOOR (1ST-5TH) = (821.34 X 5) SQ.M = 4106.70 SQ.M
- TOTAL FLOOR AREA = 5630.48 SQ.M
- 6. BLOCK-6
- GROUND FLOOR
- TYPICAL FLOOR (1ST-5TH) = (785.08 X 5) SQ.M = 3925.40 SQ.M
- TOTAL FLOOR AREA = 4723.29 SQ.M
- 7. BLOCK-7
- GROUND FLOOR
- FIRST FLOOR
- TYPICAL FLOOR (2ND-5TH) = (581.40 X 4) SQ.M = 2325.60 SQ.M
- TOTAL FLOOR AREA = 3501.17 SQ.M
- b. MERCANTILE BLOCK
- BLOCK-8
- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- TYPICAL FLOOR (3RD & 4TH) = (701.00 X 2) = 1402.00 SQ.M
- LIFT LOBBY = 63.91 SQ.M
- TOTAL FLOOR AREA = 3549.55 SQ.M

**19. TOTAL BUILT UP AREA -** 35247.30 SQ.M

**20. EXEMPTION AREA -** 1550.00 SQ.M

- a. RESIDENTIAL BLOCK
- 1. BLOCK-1, 2, 3, 4 & 5
- i) STAIR AREA = (23.75 X 6 X 6) = 855.00 SQ.M
- ii) LIFT LOBBY AREA = (3 X 2 X 6 X 6) = 216.00 SQ.M
- 2. BLOCK-6
- i) STAIR AREA = (23.75 X 6) = 142.50 SQ.M
- ii) LIFT LOBBY AREA = (3 X 2 X 6) = 36.00 SQ.M
- b. MERCANTILE BLOCK
- i) STAIR AREA = (82.10 X 3) + (54.10 X 2) = 204.50 SQ.M
- ii) LIFT LOBBY AREA = (3 X 2 X 6) = 36.00 SQ.M
- TOTAL EXEMPTED AREAS FOR F.A.R. CALCULATION = 1550.00 SQ.M

**21. TOTAL BUILT UP AREA =** (35247.30 - 1550.00) SQ.M = 33697.30 SQ.M

**EXCL. EXEMPTED AREAS**

**22. CAR PARKING AREA (ADVANTAGE TAKEN) -**

- a. RESIDENTIAL BLOCK
- i. BLOCK-1 = 450.00 SQ.M
- ii. BLOCK-2, 3, 4 & 5 = 981.01 X 3 = 2943.03 SQ.M
- iii. BLOCK-6 = 778.81 SQ.M
- iv. BLOCK-4 = 640.50 SQ.M
- v. BLOCK-7 = 450.00 SQ.M
- vi. BLOCK-8 (MERCANTILE BLOCK) = 421.95 SQ.M
- TOTAL CAR PARKING AREA = 4732.29 SQ.M

**23. PROPOSED F.A.R. =** (33697.30 - 4732.29) SQ.M = 1917 15110.63 SQ.M

**24. TERRACE AREA -**

- a. RESIDENTIAL BLOCK
- O.T.-I (BLK-1, 5) = 26.25 X 32.75 = 861.09 SQ.M
- O.T.-II (BLK-7) = 61.62 SQ.M
- O.T.-III (BLK-1, 2, 3, 4, 5, 6, 7) = (570.52 X 28.27) + (488.27 X 29.27) + (930.24 X 784.84) + (570.62) = 5294.18 SQ.M
- TOTAL TERRACE AREA = 5414.75 SQ.M
- b. MERCANTILE BLOCK
- O.T.-V = 709.88 SQ.M
- TOTAL TERRACE AREA = 709.88 SQ.M

**25. REQUIRED PUBLIC OPEN SPACE AREA (6%) -** 1208.87 SQ.M

**26. PROVIDED PUBLIC OPEN SPACE AREA -** 1641.92 SQ.M (108.17%)

**27. REQUIRED TREE COVER AREA (1%) -** 256.62 SQ.M

**28. PROVIDED TREE COVER AREA (15.04%) -** 2772.45 SQ.M

**CERTIFICATE OF OWNER**

CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FOR S.J.D.A. AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

**CERTIFICATE OF BUILDING PLAN**

I DO HEREBY CERTIFY THAT PLANS ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 73.74, 75.76, 78.84, 263 (R.S. 196, 198, 200, 201, 236, 239 (L.R.) MOUZA - BARAGHARIA, I.L. NO. - 82, KHATHAN NO. - 288 (L.R.) SHEET NO.-01 PARAGANA, PATHARGHATA, P.S. - MATIGARA, DIST - DARJEELING UNDER THE JURISDICTION OF S.J.D.A. HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT NOTIFICATION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLANTO CONSTRUCT THE BUILDING ON THE SAID PLOT.

**SIGNATURE OF OWNER**

**SIGN OF ARCHITECT**

**TITLE**

GROUND FLOOR PLAN DETAIL OF U.G.W.R. DETAIL OF S.T.P. & R.W.M.T.

**PROJECT**

PROPOSED (G+V) STORED RESIDENTIAL & FIVE STORED MERCANTILE BUILDING, OF M.S.D.C. CONSTRUCTION REPRESENTED BY SRI DINESH KUMAR GUPTA, S.D.O. LATE DEBATH PRASAD AT P.M.G.S.V. ROAD, BARAGHARIA MOUZA UNDER PATHARGHATA GRAM PANCHAYAT, P.S. - MATIGARA, DIST - DARJEELING

**ARCHITECTS**

AGRAWAL & AGRAWAL

BARODA KOKATA

SHEET NO. / SCALE DATE DEALT CHECKED

2/18 / 1:300 26.01.21 SHRAMANA SILPI

**SIGN OF GEO-TECH. ENGINEER**



**SIGNATURE OF OWNER**

**SIGNATURE OF ARCHITECT**

**TITLE**

GROUND FLOOR PLAN DETAIL OF U.G.W.R. DETAIL OF S.T.P. & R.W.M.T.

**PROJECT**

PROPOSED (G+V) STORED RESIDENTIAL & FIVE STORED MERCANTILE BUILDING, OF M.S.D.C. CONSTRUCTION REPRESENTED BY SRI DINESH KUMAR GUPTA, S.D.O. LATE DEBATH PRASAD AT P.M.G.S.V. ROAD, BARAGHARIA MOUZA UNDER PATHARGHATA GRAM PANCHAYAT, P.S. - MATIGARA, DIST - DARJEELING

**ARCHITECTS**

AGRAWAL & AGRAWAL

BARODA KOKATA

SHEET NO. / SCALE DATE DEALT CHECKED

2/18 / 1:300 26.01.21 SHRAMANA SILPI

**SIGN OF GEO-TECH. ENGINEER**

May be Sanctioned  
Architect  
Siliqun Maitakima Parishad

Technically Approved  
Siliqun Maitakima Parishad  
Siliqun Dist Darjeeling

The Construction of the Building shall be supervised by  
Building Surveyor/Architect having the permission as per  
order of T.V. 21/5/85. Permission granted. Permission granted  
for preparation of the plan. The plan shall be prepared and  
submitted to the concerned authority for approval. The  
proposed construction shall be in accordance with the  
proposed construction.

JDE ORDER NO 619  
DATE 21/15/2023

Sub Assistant Engineer (B.P.O)  
Madhara Development Block  
Pa. Kanchi, D. Singha

APPROVED  
Executive Officer  
Madhara Panchayat Samiti  
Pa. Kanchi, D. Singha